



ORDINANCE NUMBER 2313

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR "MOTOR VEHICLE REPAIR, PARTS INSTALLATION, AND SALES" AT 13950 DISTRIBUTION WAY, AND WITHIN THE GENERAL BUSINESS SUBDISTRICT OF THE PLANNED DEVELOPMENT NO. 70 ZONING DISTRICT (PD-70); PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of a Specific Use Permit have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said Specific Use Permit should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit to allow motor vehicle repair and parts installation, and sales on a 1.01 acre lot located at 13950 Distribution Way and within the General Business Subdistrict of the Planned Development No. 70 (PD-70) zoning district.

SECTION 2. That said motor vehicle repair, parts installation, and sales facility shall be constructed, maintained and operated in the manner shown on the approved site plan attached as Exhibit "A".

SECTION 3. That the motor vehicle repair, parts installation, and sales facility shall be operated in conformance with the following conditions:

1. All vehicle repairs and installation are specifically limited to minor repairs, such as pin striping, paintless dent repair, paint touch-up, and electronic accessory installations.
2. Full service vehicle repair and paint and body repair are prohibited.
3. All vehicle storage, sales, repair and parts installation shall take place exclusively within the building.
4. Outdoor storage of vehicles or vehicle parts is prohibited.
5. A drain is to be installed from the wash bay area to the sanitary sewer, subject to Staff approval, prior to the issuance of a Certificate of Occupancy.

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, as herein amended and by the granting of a Specific Use Permit for a motor vehicle repair, parts installation, and sales facility at 13950 Distribution Way.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.

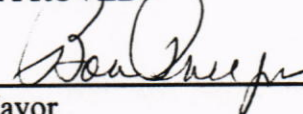
SECTION 6. If any section, paragraph, subdivision, clause, phrase, provision, or word of this ordinance shall be judged invalid or unconstitutional, such judgment shall not affect the remainder of this ordinance.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 5th day of May, 1997.

APPROVED:



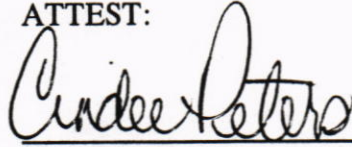
Mayor

APPROVED AS TO FORM:

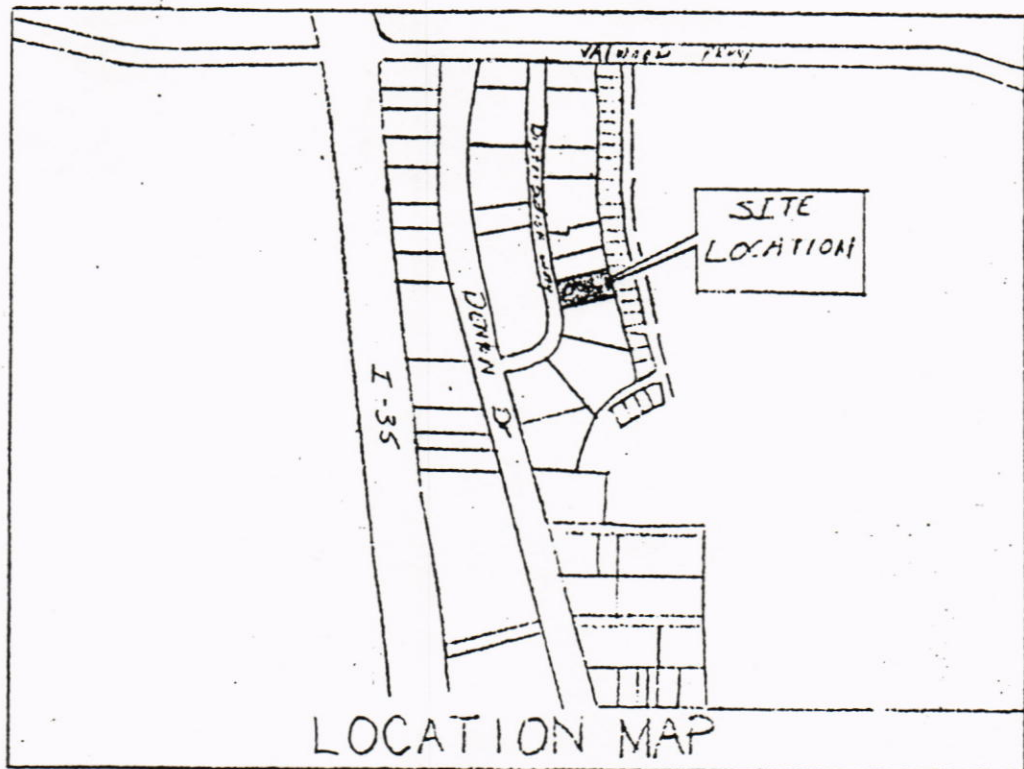


City Attorney

ATTEST:

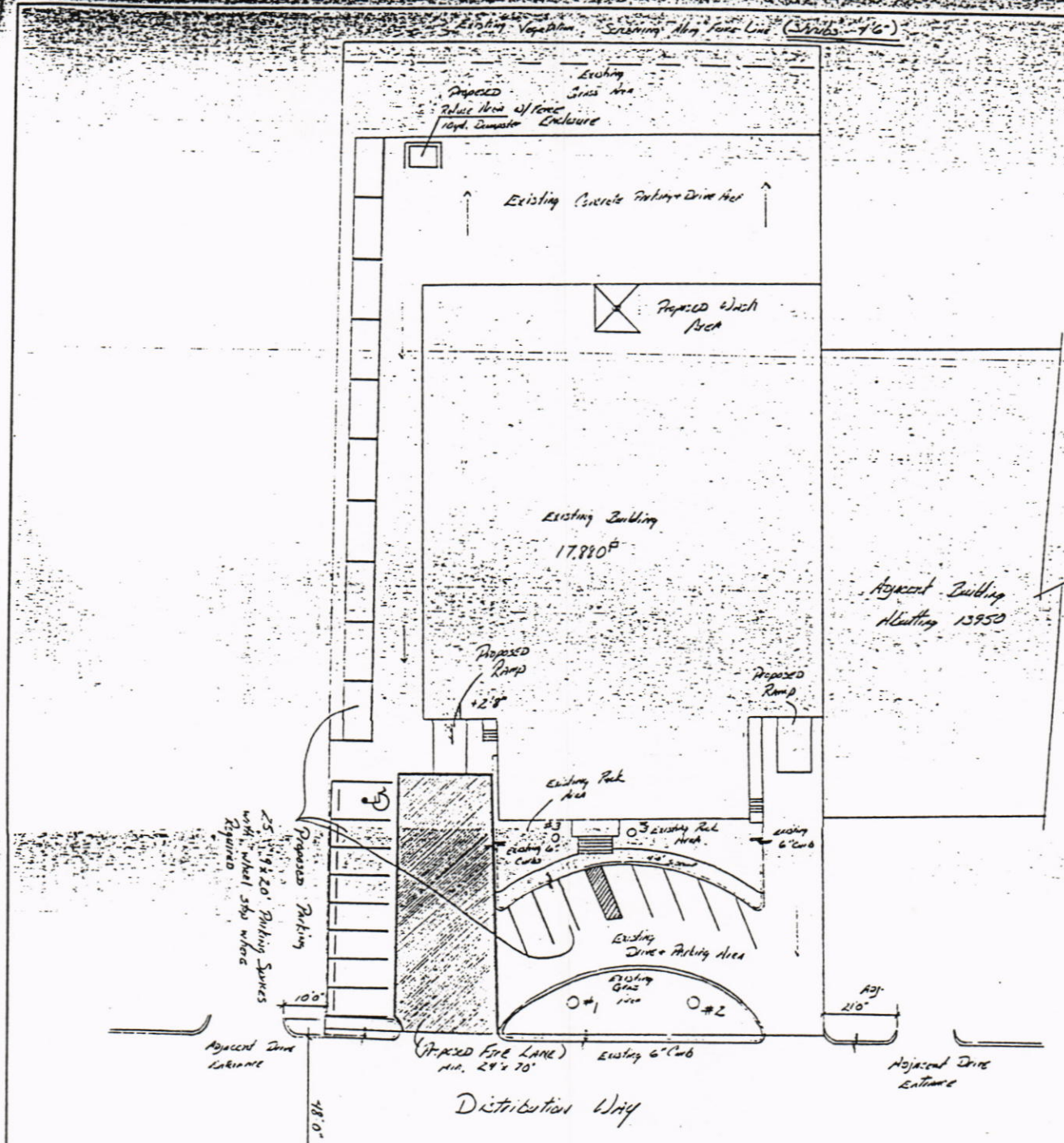


City Secretary

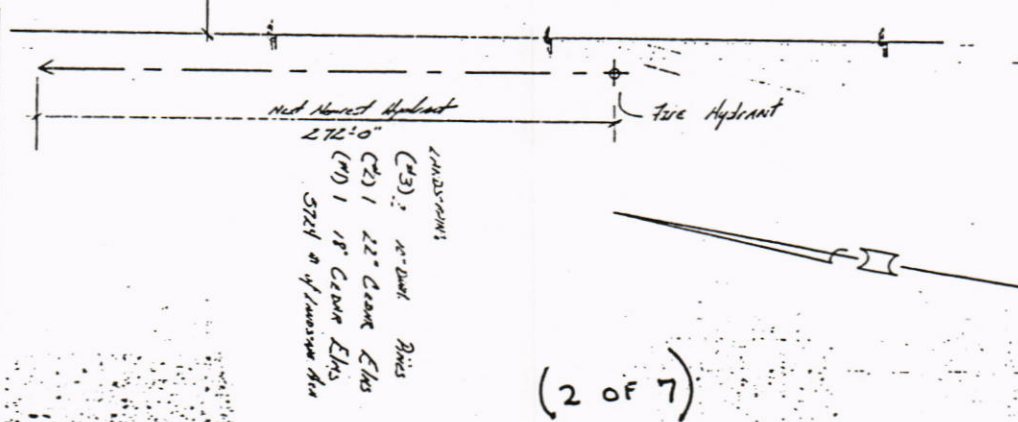


SITE DATA

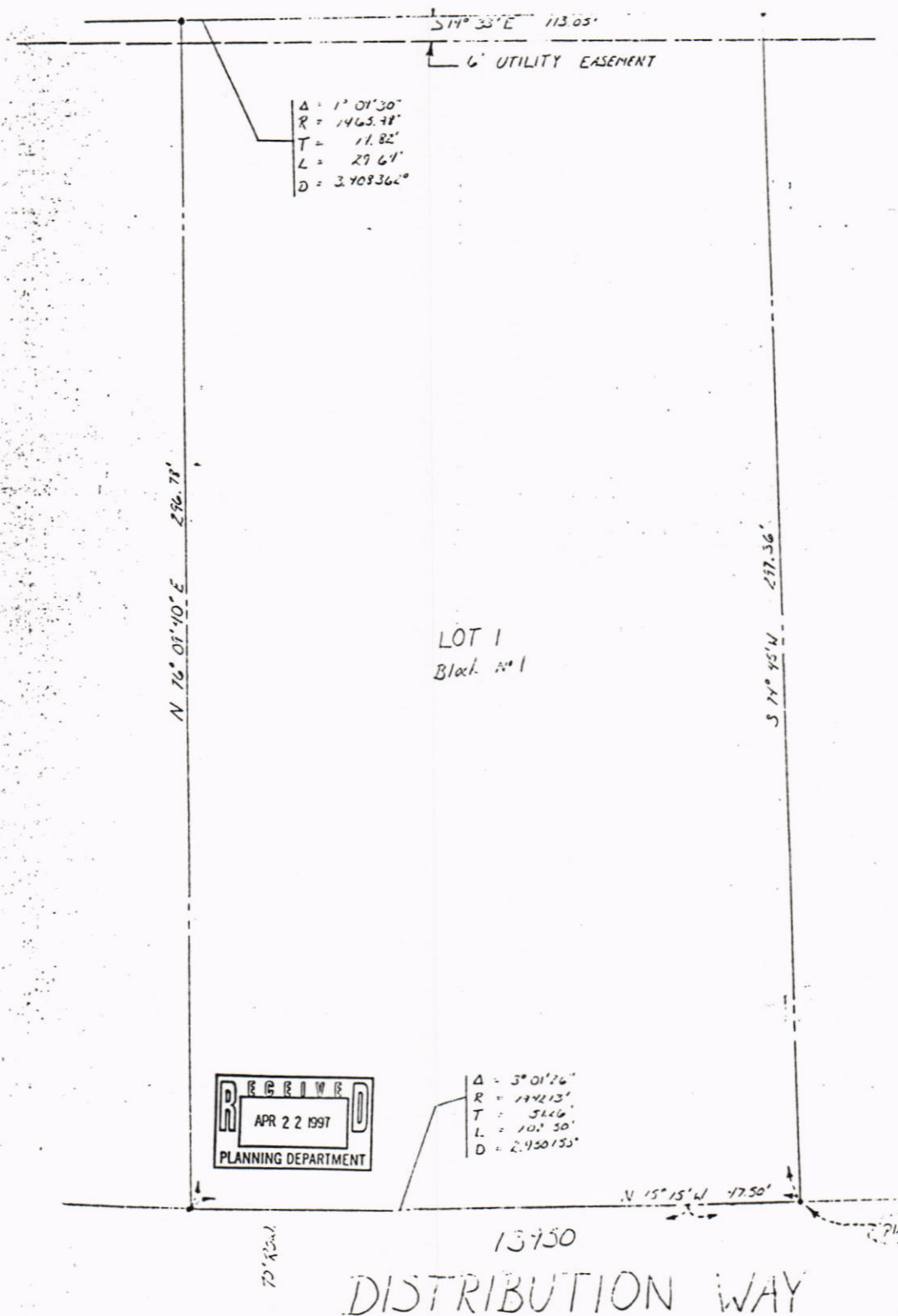
| | | |
|-------------------|----------------------|----------------|
| ZONING | | PD-70 (OFFICE) |
| PROPOSED USE | 12% OFFICE 6% REPAIR | 82% Warehouse |
| LOT AREA | 44,159 S.F. | 1.01 AC. |
| BUILDING SIZE | 1 Story | 17,880 S.F. |
| LOT COVERAGE | | |
| FLOOR AREA RATIO | | .4049:1 |
| PARKING REQ'D. | | 23 SP. |
| PARKING PROV'D. | | 25 SP. |
| A.D.A. REQ'D. | | 1 SP. |
| A.D.A. PROV'D. | | 1 SP. |
| LANDSCAPE REQ'D. | 5% | 2208 SF. |
| LANDSCAPE PROV'D. | 12% | 5724 SF. |

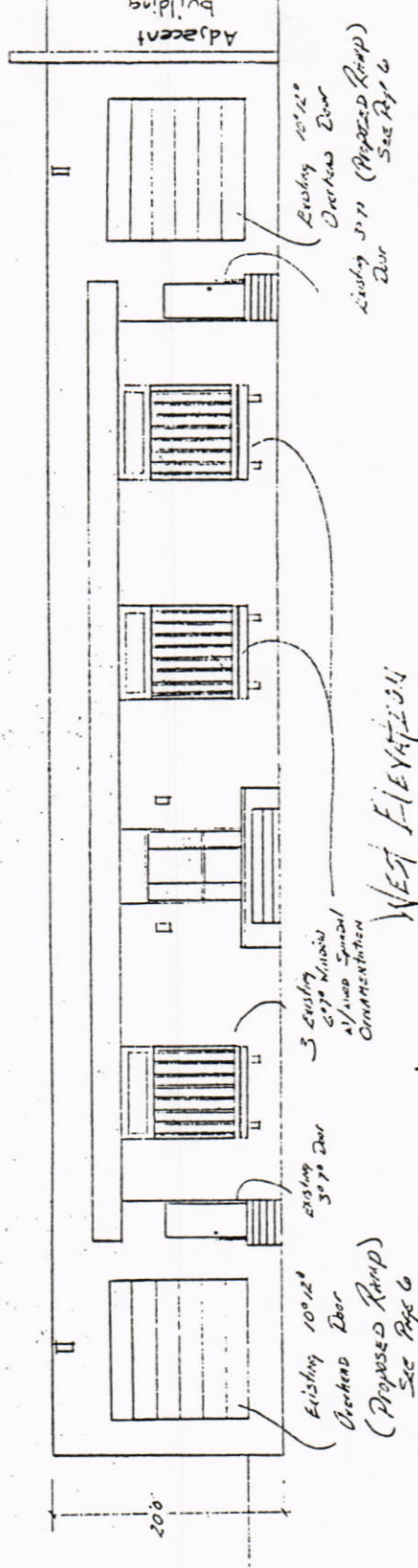


| | |
|------------------------|---------------|
| 13950 Distribution Way | |
| SCALE: 1" = 30' | DATE: 3-17-91 |
| SITE PLAN | |
| 2016 | |



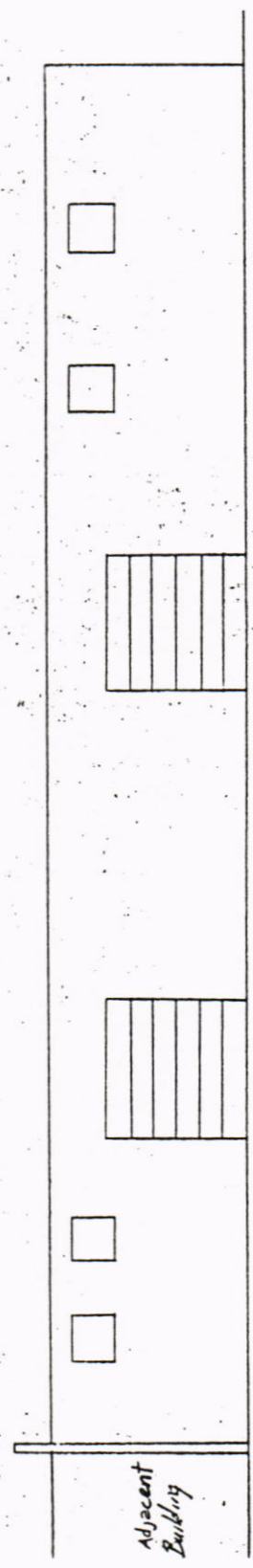
3D





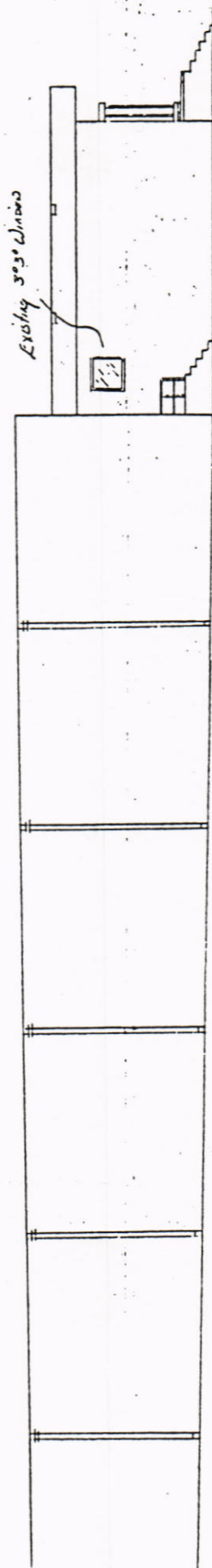


South Elevation



2 Existing 10' x 12' Overhead Doors

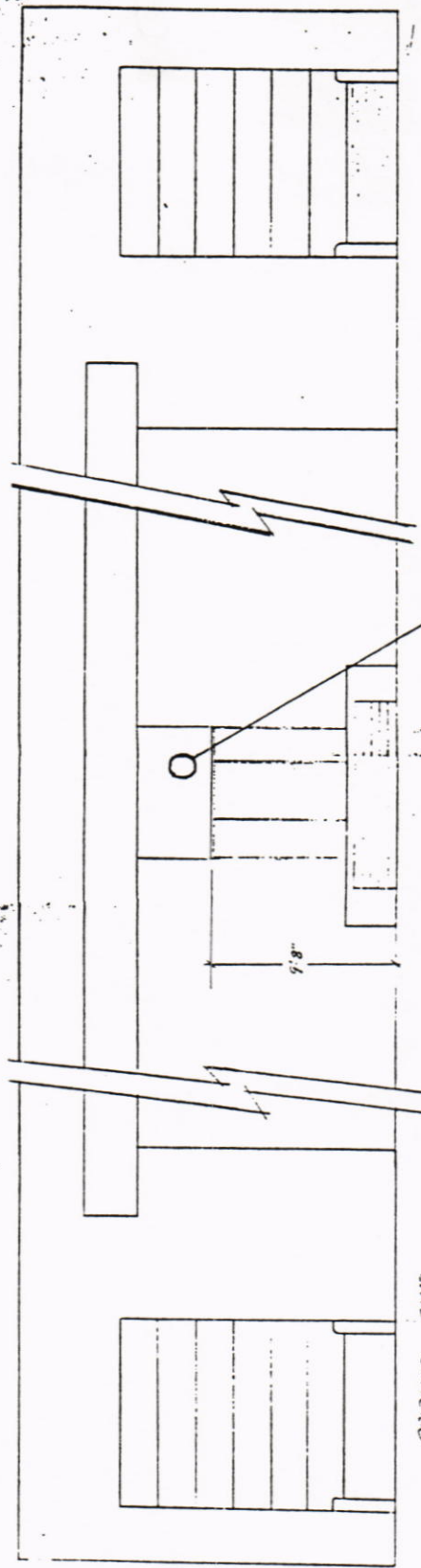
East Elevation



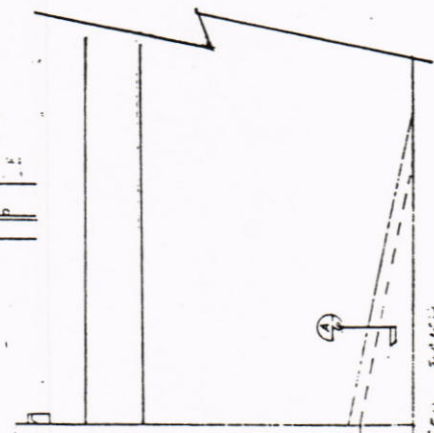
North Elevation

(6 OF 7)

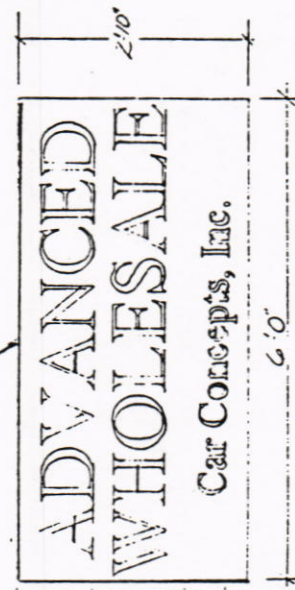
3H



RAISED RAMP
FRONT Elevation



RAISED RAMP
SIDE Elevation



Propped Sign 16.92 square ft
Above Entry Door
Paint
Color: White

| | |
|--|--------------|
| 13950 Sistrup Way Fremont, Calif. 94555 | |
| SCALE: 1/4" = 1'-0" | APPROVED BY: |
| DATE: 3-17-77 | DESIGNED BY: |
| Prepared Changes | |